

HOUSE No. 3438

By Mr. Hall of Westford, petition of Geoffrey D. Hall and Steven C. Panagiotakos relative to the leasing of real property to civic or social organizations by municipalities. Bonding, Capital Expenditures and State Assets.

The Commonwealth of Massachusetts

In the Year Two Thousand and Five.

AN ACT RELATIVE TO THE LEASING OF REAL PROPERTY TO CIVIC OR SOCIAL ORGANIZATIONS BY MUNICIPALITIES.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. Section 2 of Chapter 30B of the General Laws, as
2 found in the 1996 Official Edition, is hereby amended by inserting
3 after line 24 the following words:— “Civic group”, an organiza-
4 tion dedicated to or encouraging agriculture, horticulture, anti-
5 quarian, artistic, educational, historical, musical, parent teachers
6 association, philanthropic, patriotic purposes, literary clubs, youth
7 groups such as boys, girls clubs, boy scouts or cub scouts, girl
8 scouts or brownies, Four H clubs, or school boosters clubs.

1 SECTION 2. Section 2 of Chapter 30B of the General Laws, as
2 found in the 1996 Official Edition, is hereby further amended by
3 inserting after line 40 the following words:— “Fraternal organiza-
4 tion”, an incorporated society, order or supreme lodge, without
5 capital stock, conducted solely for the benefit of its members and
6 their beneficiaries, and not for profit, operated on a lodge system
7 with ritualistic form of work, having a representative form of gov-
8 ernment, and which makes provision for the payment of benefits
9 in accordance with chapter 176 of the General Laws.

1 SECTION 3. Said Section 2 of Chapter 30B of the General
2 Laws, as found in the 1996 Official Edition, is further amended by
3 inserting after line 95 the following words:— “Veterans organiza-

4 tions”, a veterans organization incorporated or chartered by the
5 congress of the United States.

6 “Youth or adult athletic league”, an organization or league
7 made up of adults or youth which is locally operated, based or
8 established and engaging or operating a formal league in con-
9 ducting competitions in the following sports: baseball, basketball,
10 cycling, figure skating, gymnastics, hockey, jogging, lacrosse,
11 sailing, skiing, soccer, softball, swimming, track or volleyball.

1 SECTION 4. Chapter 30B of the General Laws, as found in the
2 1996 Official Edition, is hereby amended by inserting after
3 section 16 thereof the following new section:—

4 Section 16A. A governmental body may, after receiving
5 approval by a majority vote of a city council in the case of a city,
6 or after receiving approval by a majority vote at an annual or
7 special town meeting in the case of a town, rent for less than fair
8 market value any municipally-owned real property to a locally
9 based “civic group, fraternal organization, or veterans organiza-
10 tion”, or “youth or adult athletic league”, as defined by section 1
11 of this chapter, for an original term not to exceed 10 years. Said
12 rental shall not be subject to the provisions of paragraphs (c), (d),
13 (e), and (f) of section 16 of this chapter.

14 The original rental term authorized by the first paragraph of
15 this section may be renewed during the final year of said term for
16 an additional term not to exceed 10 years by said city or town, but
17 only after approval for such a renewal has been granted by a
18 majority vote of the city council taken at a meeting held during
19 the final year of said original term, or by a majority vote of the
20 town taken at an annual or special town meeting held for such
21 purpose during the final year of said original term.

22 In likewise manner, any further renewal of a rental authorized
23 by the first or second paragraphs by this section shall not exceed a
24 term of 10 years, nor shall any such renewal be exercised by a city
25 or town except during the final year of such renewal term, and
26 then only after approval for such a renewal term has been granted
27 by a majority vote of city council taken at a meeting held during
28 the final year of said renewal term, or by a majority vote of the
29 town taken at an annual or special town meeting held for such
30 purpose during the final year of said renewal term.